

Description 0.461 acre parcel
Tract B

Being a part of the northeast quarter of Section 13, Richland Township, T-8 N, R-9 W, Holmes County, Ohio, also known as a part of the lands conveyed to Albert D. Miller and Wilma A. Miller in Official Record 295 page 542, PN 2100349002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 8, thence N 02 degrees 00' 40" E 360.50 feet along the section line to a point, thence N 76 degrees 08' 39" W 270.69 feet along John B. Palmer III and Barbara J. Palmer's (O.R. 274 page 5857) south line to a 5/8 inch rebar found, thence N 66 degrees 36' 37" W 236.00 feet along said Palmer's south line to a 5/8 inch rebar found, thence N 81 degrees 21' 02" W 119.88 feet along said Palmer's south line to a 5/8 inch rebar found, thence S 74 degrees 29' 50" W 100.25 feet along said Palmer's south line to a 5/8 inch rebar found, thence S 60 degrees 51' 06" W 152.81 feet along said Palmer's south line to a 5/8 inch rebar found, thence S 17 degrees 22' 26" E 496.90 feet (passing into the northeast quarter of Section 13) along David R. Miller and Rebekah A. Miller's (O.R. 275 page 4277) east line to a 5/8 inch rebar found, thence S 03 degrees 09' 27" W 611.19 feet along L & C Rental Properties, Ltd.'s (O.R. 294 page 1917) west line to a 5/8 inch rebar found, S 18 degrees 11' 52" E 85.33 feet along said L and C Rental Properties, Ltd.'s west line to a 5/8 inch rebar found, thence S 89 degrees 37' 14" E 1.90 feet along said L & C Rental Properties, Ltd.'s westerly line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 37' 14" E 226.96 feet along said L & C Rental Properties, Ltd.'s westerly line to a 5/8 inch rebar found;
- 2) S 05 degrees 10' 13" W 91.65 feet along said L & C Rental Properties, Ltd.'s west line to a 5/8 inch rebar found;
- 3) N 88 degree 28' 35" W 223.56 feet along said L & C Rental Properties, Ltd.'s westerly line to an iron pin set;
- 4) N 03 degrees 09' 27" E 86.97 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 0.461 acres, but subject to all easements of record.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5948 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938
December 18, 2025 Updated July 29, 2026


Donald C. Baker P.S. 6938



Parcel Number: 2100349006

FILE DESCRIPTION

Holmes County Map Office

10/21/2026